



GLMVArchitecture

February 21, 2022

Development Services
220 SE Green St.
Lee's Summit, MO 64063

Re: Parking Lot Layout Modification Statement

To Whom it May Concern:

The parking lot layout for the proposed Fire Station #4 is encroaching on the 20' setback along the private drive to the south of the property (222 SF) as well as the building setback along Lakewood Way (14 SF). We are proposing a modification to the zoning district regulations based on the following goals and needs of the site and fire station.

- Consolidate parking stalls into one area for security. A camera will be located on the SW corner of the building pointing toward the parking lot. The lot design allows the camera to cover all spaces.
- Separate parking from circulation and turning movements of fire apparatus and trash truck. Both vehicles will enter the site from the eastern driveway along the private drive while all other traffic will enter the western driveway. The fire apparatus will follow the drive north to the back of the fire station, while the trash truck will exit using the western driveway.
- Maintain green space between parking lot and dumpster to allow for grade change and to capture stormwater with an area inlet located within the green space. The drive aisle is higher in elevation than the sidewalk adjacent to the building in this area. If parking stalls were to be located within this area, a retaining wall would be required between the stalls and the sidewalk presenting a safety concern as well as addition cost.

With the proposed parking lot configuration, the design team is still able to meet the landscape and screening requirements of the City of Lee's Summit. The layout and placement of the parking lot meet the needs and expectations of the Lee's Summit Fire Department for Fire Station #4.

Respectfully,

Kyle Ward